



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Crowland Avenue

Grimsby
DN34 5JN

Offers in the Region Of
£139,950

Offered for sale with no forward chain on the vendors side, we are pleased to be able to bring to the market this three bedroom semi-detached house set within this established residential area. Offered for sale with no forward chain on the vendors side, the property would create a good first time buy for those looking to place their own stamp on the property. With the benefits of gas central heating and uPVC double glazing, the property stands on this good sized plot which also offers a southerly facing rear garden. The accommodation on offer briefly comprises entrance hallway, living room, dining room, kitchen, landing, bathroom and three bedrooms. Front and good sized rear garden. Driveway and detached garage.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

uPVC double glazed entry door with adjoining glazed windows to the front elevation. Central heating radiator. Staircase with understairs storage.

Lounge

15' 5" into bay x 11' 0" (4.698m x 3.355m)

uPVC double glazed bay window to the front elevation and a further double glazed window to the side. Central heating radiator. Gas fire with surround.

Dining Room

11' 3" x 11' 1" (3.423m x 3.376m)

uPVC double glazed sliding doors to the rear elevation. Coving to the ceiling. Central heating radiator.

Kitchen

16' 2" x 5' 5" (4.918m x 1.645m)

uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with splashback tiling and inset stainless steel sink and drainer. Gas cooker point. Plumbing for a washing machine. Gas boiler.

First Floor Landing

Access to the three bedrooms and shower room.

Bedroom One

12' 2" x 10' 3" (3.720m x 3.130m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobe.

Bedroom Two

11' 11" x 10' 7" (3.636m x 3.215m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.

Bedroom Three

8' 3" x 5' 11" (2.509m x 1.810m)

uPVC double glazed window to the front elevation. Central heating radiator.

Shower Room

7' 11" x 6' 3" (2.425m x 1.907m)

Equipped with a close coupled w.c, vanity wash hand basin and a shower cubicle with electric shower. Airing cupboard. Loft access. uPVC double glazed window to the rear elevation.

Outside

The property offers gardens to the front and rear elevations, with the rear being of a good size and enjoying a sunny aspect. Driveway and detached garage.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

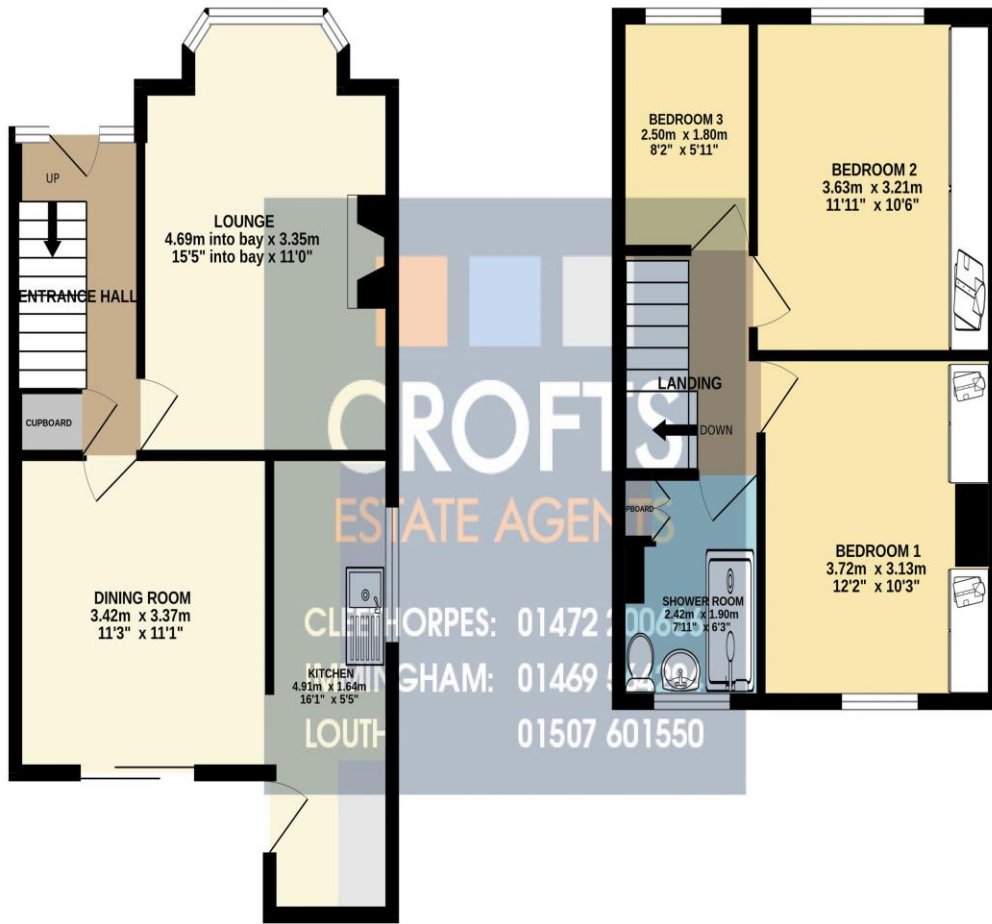
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
39.1 sq.m. (420 sq.ft.) approx.

1ST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 75.1 sq.m. (808 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.